

Regular meeting minutes of the board held Tuesday, October 06, 2015

The following are the regular meeting minutes of the Cape May County Board of Taxation held in the Old Court House, 11 North Main Street, Cape May Court House, New Jersey at 2:00 p.m.

The notice of this meeting was mailed to The Press, Cape May County Herald and The Gazette, newspapers published in Cape May County, and posted on the bulletin boards in the offices of the County Clerk, Board of Chosen Freeholders, and the Tax Board on May 5, 2015.

In attendance were LuAnn Wowkanech, Elizabeth Barry, James Cafiero, Jr., and John Snyder.

The meeting was opened on a motion by Elizabeth Barry, seconded by LuAnn Wowkanech, and carried.

The prior meeting minutes of September 15, 2015 were approved on a motion by LuAnn Wowkanech, seconded by Elizabeth Barry, and carried.

The following corrections of the tax duplicate were approved on a motion by LuAnn Wowkanech, seconded by Elizabeth Barry and carried.

Lower Township
11 Applications Approved

Rist, Mildred
B: 20 L: 53
Add S for 2015

Davis, Dina
B: 53 L: 18
Add D for 2015

Mathis, Garry & Anita
B: 118 L: 7
Remove D for 2015

Notorfrancesco, Joseph Sr.
B: 312 L: 21
Remove V for 2015

Notorfrancesco, Joseph Sr.
B: 312 L: 21
Change to 15F for 2015

Flinn, Harry III
B: 384 L: 61
Remove S for 2015

Kane, Elizabeth
B: 387 L: 19
Remove S for 2015

Basse, Warren F.
B: 428 L: 9
Add S for 2015

Stewart, John C.
B: 487.02 L: 6
Add V for 2015

Haungs, Andrew S.
B: 494.23 L: 1
Add V for 2015

Olexa, Bruce T. Jr.
B: 497.06 L: 21
Add V for 2015

Middle Township
4 Applications Approved

Purugganan, Adolfo
B: 50 L: 54
Change to 15F for 2015

Johnson, Eric
B: 385 L: 1.08
Change to 15F for 2015

Tobin, Shirley
B: 4409 L: 6
Add S for 2015

Crews, Janet
B: 1059 L: 5
Add D for 2015

North Wildwood
1 Application Approved

Cairone, Nicholas & Ethel
B: 183 L: 10
Remove S for 2015

Ocean City
2 Applications Approved

Presnall, John & Dolores
B: 1003 L: 1 Q: C3
Add W for 2015

Dantinne, David
B: 3602 L: 1
Add V for 2015

Upper Township
1 Application Approved

Murphy, Stephen K. & Nicole C.
B: 661 L: 66
Remove S for 2015

Wildwood Crest
2 Applications Approved

Murtaugh, William & Beth
B: 63 L: 7
Remove S for 2015

Merrill, John & Shilling, Kath
B: 105 L: 9
Correct Tax Dup for 2014

Mr. Brown reported on the 2015 Added/Omitted lists which were approved on a motion by John Snyder, seconded by LuAnn Wowkanech, and carried. Brown distributed a comparison report to board members. Brown stated that this year Ocean City generated over \$148,000,000 in added assessments which is an increase of over eight percent over last year. Some municipalities had a decrease in added assessments from last year. Overall, there was still a net decrease in added assessments from 2014 of approximately four and a half percent.

The board received the Director's Table on October 1. Brown stated that Cape May Point, North Wildwood and Sea Isle City all had ratios above 100%, however, all were under order to revalue or reassess for completion in 2016 tax year. The overall county ratio is 100.59%.

Brown reviewed with the board Ms. Rosell's analysis of county-wide average and weighted ratios. This analysis also compared the average selling price from 2014 to 2015. Cape May Point, Cape May City, Lower Township, West Wildwood and Wildwood City all showed a decrease in sale prices. Avalon and Stone Harbor Borough showed the highest increases in average selling price of 15.41% and 8.52% respectively.

Ms. Rosell reported on the status of Cape May Point's reassessment. According to Mr. Jones' progress report, dated October 2, 2015, the data collection cards have been printed and received. The "two" file has been installed and operating. All exempt properties have been inspected and photographed. The VCS tables have been revised and updated. All improved properties have been photographed. Vital consultants will assist and review the current input, and the final statistical analysis will be completed by early October. Jones anticipates notices to taxpayers will be mailed in November, and informal hearings will be in December. Jones will handle personally. Generally the values will be reduced.

Ms. Rosell reported on the status of the North Wildwood revaluation. Rosell read an e-mail from Jason Hesley dated October 6, 2015. The email stated that the assessor met with the engineering firm, Van Note Harvey and Associates that morning. The firm has contacted Tiffany Fields at the Division, and she is expecting the submission. Ms. Fields stated that the review should take approximately five weeks. The email continued on to say that the assessor will forward monthly progress reports to the board.

The meeting was closed on a motion by Elizabeth Barry, seconded by LuAnn Wowkanech and carried.

The next meeting is scheduled for Tuesday, October 20, 2015.

THE CAPE MAY COUNTY BOARD OF TAXATION

S/s
James Cafiero, Jr., President

S/s
Elizabeth Barry, Commissioner

S/s
John A. McCann, Commissioner

S/s
John Snyder, Commissioner

S/s
Lu Ann Wowkanech, Commissioner

Attest: _____
George R. Brown III CTA SCGRE
County Tax Administrator